

HK 6687PG277

48-238
48-325
TRANSFER
TAX
PAID

WARRANTY DEED
032513

KNOW ALL MEN BY THESE PRESENTS, THAT REDINGTON & COMPANY, INC., a Maine corporation having a principal office at Waterville, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **ACKC, LLC**, a Maine Limited Liability Company organized and existing under the laws of the State of Maine and having a principal place of business at 84 Elm Street, Waterville, Maine 04901

the receipt whereof it does hereby acknowledge, do hereby give, grant, bargain, sell and convey, **WITH WARRANTY COVENANTS**, unto the said **ACKC, LLC**, its successors and assigns forever,

PARCEL ONE:

A certain lot or parcel of land, together with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine and further bounded and described as follows, to wit:

Beginning on the west line of Elm Street at the point where the south line of Center Street intersects with said Elm Street and running thence westerly on the south line of said Center Street eight (8) rods; thence southerly at right angles with said Center Street about five (5) rods to the north line of land formerly of Nehemiah Getchell; thence easterly on said north line of land formerly of said Getchell about eight (8) rods to the west line of Elm Street; thence northerly on the west line of Elm Street five (5) rods to the first mentioned bound; containing about forty rods more or less.

Being the same premises conveyed to the herein Grantor by Warranty Deed of Arthur R. Austin and Kenneth G. Austin, dated August 12, 1948 and recorded in the Kennebec County Registry of Deeds at Book 880 Page 551.

PARCEL TWO:

A certain lot or parcel of land, together with any buildings thereon, situated in Waterville, County of Kennebec and State of Maine and further bounded and described as follows, to wit:

Beginning in the northerly line of Center Street at a point eighty-five (85) feet westerly along said Street from the stone bound at the intersection of said Center Street with Elm Street; thence continuing westerly along the northerly line of said Center Street one hundred sixty-six (166) feet; thence

1002

48-238
48-325

AK 6687PG278

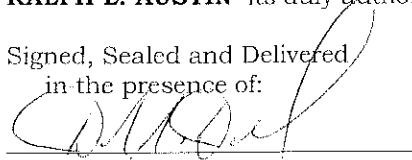
northerly along land formerly owned or occupied by Sam Barron one hundred twelve and five-tenths (112.5) feet; thence easterly thirty (30) feet; thence northerly thirty-three (33) feet; thence easterly along land now or formerly of Helen S. Meader one hundred thirty-one (131) feet to the northwesterly corner of land conveyed to Colonial Beacon Oil Company, November 13, 1946 by deed recorded in Kennebec Registry of Deeds, Book 849 Page 91; thence southerly along the westerly line of land now or formerly of said Oil Company one hundred fifty (150) feet to the point of beginning.

Being the same premises conveyed to the herein Grantor by Warranty Deed of Hope Bunker et als, dated November 30, 1950 and recorded in the Kennebec County Registry of Deeds at Book 905 Page 431.

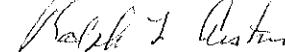
Reference is also made to a Quitclaim Deed from John D. Joseph to the herein Grantor dated October 9, 1981 and recorded in the Kennebec Registry of Deeds at Book 2427 Page 134, the purpose of which was to correct a discrepancy in the common line between the said John D. Joseph and the herein Grantor.

IN WITNESS WHEREOF, the said **REDINGTON & COMPANY, INC.** has caused this instrument to be signed in its corporate name and sealed with its corporate seal by **RALPH L. AUSTIN** its duly authorized President, this 1st day of November, 2001.

Signed, Sealed and Delivered
in the presence of:


Witness

REDINGTON & COMPANY, INC.



**By: RALPH L. AUSTIN, its duly
Authorized President**



ACKNOWLEDGEMNT

STATE OF MAINE
KENNEBEC, ss.

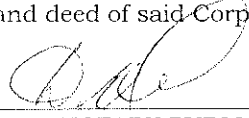
November 1, 2001

Personally appeared the above named **RALPH L. AUSTIN** in his capacity as President of **REDINGTON & COMPANY, INC.**, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Corporation.

Before me,

RECEIVED KENNEBEC SS.

2001 NOV -6 PM 1:35



NOTARY PUBLIC
DANIEL J. DUBORD
NOTARY PUBLIC - MAINE
MY COMMISSION EXP. 09/29/2005

(PRINT NAME)